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Halford Lane
Keresley CV6 2HG

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Shortland Horne is delighted to present this charming extended three-bedroom semi-detached family home, situated on the sought-after Halford Lane in Keresley, Coventry. Spanning an impressive 1,442 square feet, this property seamlessly combines modern living with generous outdoor spaces, making it an ideal choice for families.

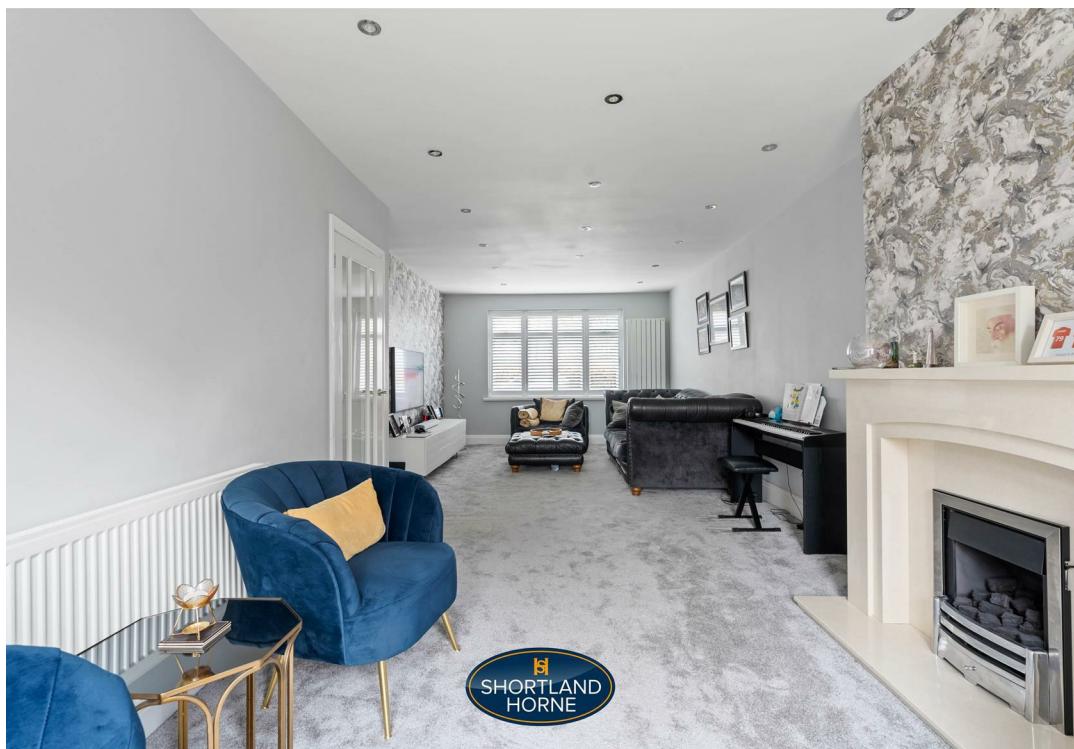
Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious 27ft lounge/diner, perfect for entertaining guests or enjoying quality family time. The modern fitted breakfast kitchen is a true delight, equipped with contemporary appliances and offering access to an extended utility room and a versatile playroom or study.

The first floor features three well-proportioned bedrooms, providing ample space for rest and relaxation. The family bathroom is thoughtfully designed, complete with both a bath and a shower, ensuring comfort for all family members.

Externally, the property benefits from off-road parking at the front, a highly sought-after feature in this area, along with access to a practical garage. The extensive rear garden is undoubtedly a highlight, boasting expansive lawned areas that are perfect

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

8.33m x 3.58m

Kitchen

4.70m x 4.04m

Utility Room

3.66m x 3.45m

W/C

Play Room/Study

5.16m x 2.49m

FIRST FLOOR

Bedroom One

4.24m x 3.20m

Bedroom Two

3.94m x 3.15m

Bedroom Three

3.00m x 2.26m

Bathroom

Floor Plan



Total area: 1442.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

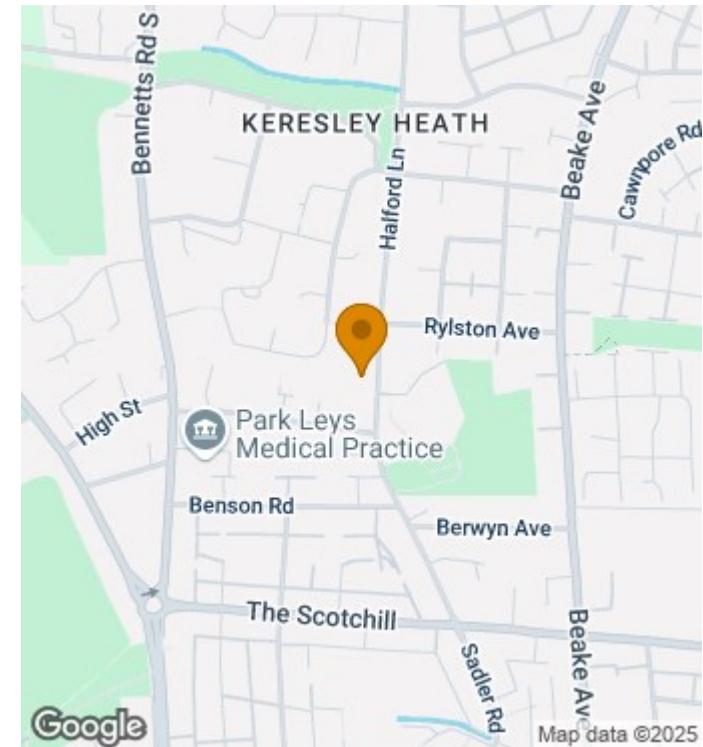
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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